

WEST OXFORDSHIRE DISTRICT COUNCIL

Minutes of a Meeting of the
UPLANDS AREA PLANNING SUB-COMMITTEE
held in Committee Room 1, Council Offices, Woodgreen, Witney, Oxon
at 2.00pm on Monday 7 April 2014

PRESENT

Councillors: J Haine (Chairman), D A Cotterill (Vice-Chairman), A C Beaney, N G Colston, C Cottrell-Dormer, W A Goffe, Miss V E Hunt, Dr E M E Poskitt, W D Robinson and G Saul

Officers in attendance: Dawn Brodie and Simon Wright

79. APOLOGIES FOR ABSENCE AND TEMPORARY APPOINTMENTS

An apology for absence was received from Mr T J Morris

The Chief Executive reported the following temporary appointment:

Mr W D Robinson attended for Mr T N Owen

80. MINUTES

Dr Poskitt suggested that the second paragraph on page 3 of the minutes should be amended to clarify that the movements referred to loaded vehicles. The Sub-Committee agreed to the minutes being amended accordingly.

RESOLVED: that the Minutes, as amended, of the meeting of the Sub-Committee held on 3 March 2014 be confirmed as a correct record and signed by the Chairman.

81. DECLARATIONS OF INTEREST

There were no declarations of interest from members or officers.

82. APPLICATIONS FOR DEVELOPMENT

The Sub-Committee received the report of the Head of Planning and Sustainable Communities giving details of applications for development, copies of which had been circulated. A schedule outlining additional observations received following the production of the agenda was circulated at the meeting, a copy of which is included within the Minute Book.

RESOLVED: that the decisions on the following applications be as indicated, the reasons for refusal or conditions related to a permission to be as recommended in the report of the Head of Planning and Sustainable Communities, subject to any amendments as detailed below:

(In order to assist members of the public, the Sub-Committee considered the applications in which those present had indicated a particular interest, in the following order:-
14/0146/P/FP; 14/0235/P/FP; 14/0274/P/FP; 14/0216/P/FP; 14/0225/P/FP and 14/0197/P/FP.

The results of the Sub-Committee's deliberations follow in the order in which they appeared on the printed agenda)

3 14/0146/P/FP Oldner Farmhouse, Charlbury Road, Chipping Norton

The Senior Planning Officer introduced the application.

Mrs Amy Hayman, the applicant, then addressed the meeting in support of the application. A summary of the points that she raised is attached to the original copy of these minutes at Appendix A.

The Senior Planning Officer then presented her report.

Mr Cotterill referred to the trees on site and suggested it was sensible to extend the boundary to allow access to the site and avoid damaging the trees.

Mr Cotterill proposed the officer recommendation of approval and this was seconded by Mr Colston.

On being put to the vote the proposition was carried.

Permitted

7 14/0197/P/FP 116 Burford Road, Chipping Norton

The Senior Planning Officer presented the report and highlighted that a condition was recommended in respect of details being submitted to ensure there was no detrimental impact on neighbouring properties. It was also confirmed that the highway authority had raised no objection.

Mr Saul, in acknowledging the concerns of Chipping Norton Town Council, suggested that the development was acceptable and the highway issues had been addressed satisfactorily.

Mr Saul then proposed the officer recommendation of approval and this was seconded by Mr Colston.

On being put to the vote the proposal was carried.

Permitted

12 14/0216/P/FP 1 The Green, Great Rollright

The Senior Planning Officer presented the report, highlighted the main policy considerations and detailed the reasons for refusal in the report. It was clarified that the reference to policy H7 should be removed from refusal reason 1 in the report and replaced with policy H5.

Mr Beaney proposed the officer recommendation of refusal and this was seconded by Dr Poskitt.

In response to Mr Cotterill clarification was given of the site levels and relationship to nearby properties.

On being put to the vote the proposition was carried.

Refused subject to the following amended refusal reason:

That the proposed development, due to its position to the rear of the existing dwelling does not constitute infilling due to its poor relationship with the existing dwellings and would represent an awkward form of development which does not respect the existing pattern or character of development. As such the development would be contrary to policies BE2, BE5, H2 and H5 of the West Oxfordshire Local Plan 2011

16 14/0225/P/FP Walcot Barns, Forest Road, Charlbury

The Senior Planning Officer introduced the report and reported the receipt of additional information from the applicant's agent that had been provided in full in the report of additional representations. It was further reported that the comments of the Cotswolds Area of Outstanding Natural Beauty (AONB) Committee had been received raising concern about the impact of the glazed sections on the character of the area.

The Senior Planning Officer outlined the key policy considerations and the reasons for refusal contained in the report.

Mr Cotterill suggested that the application had some merit but expressed concern at the potential light pollution and prominence of the development in the landscape.

Mr Cotterill then proposed the officer recommendation of refusal. In seconding the proposal Mr Cottrell-Dormer suggested that the design was not appropriate for such a difficult site.

Miss Hunt indicated that she was not totally opposed to development on the site but the current application could cause harm and the design needed a rethink.

It was suggested that it may be appropriate to include an additional reason for refusal relating to light pollution and its impact on the AONB. The proposer and seconder agreed to this being included as part of the proposition.

The Senior Planning Officer outlined the issues relating to additional openings being needed in the façade of the building if the glazed roof section was removed. It was further indicated that there may also be building regulation matters.

On being put to the vote the proposition was carried.

Refused for the reasons set out in the report and subject to an additional refusal reason relating to impact on the AONB.

22 14/0235/P/FP Park House, 26 Park Street, Bladon

The Senior Planning Officer introduced the application.

Councillor Julian Cooper addressed the meeting in his capacity as local ward member. Mr Cooper advised that his main concern related to the loss of a community facility in Bladon. Mr Cooper outlined the discussion that had taken place when approval had been given for the change of use, as an exception to policy, in 1996.

Mr Cooper advised that Bladon had lost a shop and another public house in recent years. Mr Cooper highlighted the policies shown in paragraphs 4.3 and 4.4 of the report as these were relevant considerations. It was suggested that it was vital to leave villages with viable community facilities.

The Senior Planning Officer then presented the report in detail and clarified that consideration needed to be given to alternative provision and this was considered to be provided at the nearby public house. It was confirmed that the recommendation was one of approval.

Dr Poskitt in acknowledging that Bladon Parish Council had raised no objection suggested that the public house did not replicate the offer from the tearooms and it was not necessarily a practical alternative.

Mr Cotterill suggested that the conversion to a house could help improve the road safety situation as there was likely to be less vehicle movements.

Mr Cotterill then proposed the officer recommendation and this was seconded by Mr Cottrell-Dormer.

Mr Haine clarified that the premises was currently being operated as a bed and breakfast establishment. Dr Poskitt questioned whether the viability issue had been fully tested.

On being put to the vote the proposition was carried.

Permitted

24 14/0266/P/FP Leafield Technical Centre, Langley

It was noted that the application had been withdrawn by the applicant.

The Senior Planning Officer introduced the report and reported receipt of four letters of representation which covered issues including traffic, ecology, impact on footpaths, visual amenity and the impact of a mobile home in the location.

Mr Stephen Lawson, the applicant, then addressed the meeting in support of his application. A summary of the points that he raised is attached to the original copy of these minutes at Appendix B.

The Senior Planning Officer then presented the report and explained the key policy considerations and the reasons for refusal. It was confirmed that no response had been received from the county highways in respect of footpaths.

Mr Colston suggested it was important to support small businesses where possible but there were a number of issues that made the site unsuitable.

Mr Colston then proposed the officer recommendation and this was seconded by Mr Beaney.

Mr Cotterill asked if policy NE1 was relevant to consideration of the application. The Senior Planning Officer reminded members that the application related to the siting of a mobile home and not the proposed use of the site or enclosures as these were dealt with under different legislation.

Miss Hunt suggested that paragraph 6.6 regarding the demonstration of need for a permanent presence on the site was a key part of the consideration.

Mr Cottrell-Dormer reminded the sub-committee that another application for the siting of caravans had been refused in the vicinity of the site.

On being put to the vote the proposition was carried.

Refused

83. LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS AND APPEAL DECISIONS

The report giving details of applications determined by the Strategic Director with responsibility for development under delegated powers together with appeal decisions was received and noted.

84. NOTIFICATION TO POLLARD A HORSE CHESTNUT TREE IN THE BARTONS CONSERVATION AREA – 2A/2B WOODWAY ROAD, MIDDLE BARTON, OX7 7BW (51.75/T96)

The Sub-Committee noted that the notification had been withdrawn.

85. ERECTION OF 58 RESIDENTIAL DWELLINGS INCLUDING 29 AFFORDABLE HOMES, NEW ACCESS FOR VEHICLES, PEDESTRIANS AND CYCLISTS, FORMAL OPEN SPACE, CAR PARKING AND LANDSCAPING IMPROVEMENTS AT LAND NE OF MARLBOROUGH SCHOOL, SHIPTON ROAD , WOODSTOCK

The Sub-Committee considered the report of the Head of Planning and Strategic Housing recommending a formal site visit prior to the likely consideration of this application at the 6th May 2014 Sub Committee Meeting.

RESOLVED: That a site visit be held on Thursday 1st May 2014 commencing at 8.30am

86. CONSTRUCTION OF A SOLAR ENERGY FARM COMPRISING SOLAR PHOTOVOLTAIC PANELS, INVERTER HOUSINGS, ACCESS TRACKS, FENCING AND SECURITY CAMERAS AT LAND SOUTH OF B4022 BETWEEN CHARLBURY AND FAWLER

Consideration was given to the report of the Head of Planning and Strategic Housing recommending a formal site visit prior to the likely consideration of this application at the 6th May 2014 Sub Committee Meeting.

RESOLVED: That a site visit be held on Thursday 1st May 2014 commencing at 9.30am

87. UPDATE ON ENFORCEMENT ISSUES

Mr Beaney sought clarification as to when a further update report on enforcement issues would be presented to the committee as it had been some time since such a report was presented and a number of parishes were seeking updates on specific sites.

The Senior Planning Officer outlined the staffing situation and it was suggested and agreed that members advise officers of specific sites and updates would be provided to individual councillors. A full report would be presented to the Sub-Committee at the earliest opportunity.

The meeting closed at 3.10pm.

CHAIRMAN